

# MINUTES-Lake Bel-Air Property Owners Association Board of Directors Meeting

MISSION STATEMENT Our guide for the future.....

We the membership of the Lake Belair Property Owner's Association endeavor to maintain our lake as it was originally developed and follow our covenants and bylaws for the benefit and enjoyment of all members.

## Agenda

For Board Meeting March 17th, 2026 a 6.30 pm  
Zoom Meeting

### In Attendance:

\_\_\_Karl-R. Hermann, Pres. \_\_\_Sue Surducun, Vice-President, \_\_\_ Katherine Cerne,  
Secretary, \_\_\_Laurie Mickiewicz, Treasurer, \_\_\_Patricia Giese, Director, \_\_\_Mark Rodemeyer,  
Director, \_\_\_Melissa Tacolla, Director \_\_\_ (Quorum? \_\_\_Yes \_\_\_No)  
Committee Members /Guests: \_\_\_\_\_

Call to Order: at \_\_\_6:38 pm

Pledge of Allegiance

### Association Main Calendar Events 2026

- Garage Sale planned by volunteers Pat Giese, Lyn Green, Jen Zoltanski
- June Fishing Derby is planned by Paul Zaciewski

### Reports:

- Secretary: Minutes of February 2026, distributed by Katherine

[A board member motioned to accept February Meeting Minutes, another board member seconded, all in favor, motion approved.](#)

- Treasurer's Report: February/ March 2026Financials, - Budget vs. Actual, distributed by Laurie.

[A board member motioned to accept Financial Report, another board member seconded, all in favor, motion approved.](#)

- Annual Assessments distribution done by Laurie. Only 33% payments received.
- Communications (Secretary Katherine).
- President's Report (below on all matters)

**New Financial Transactions:** (Treasurer Laurie)

**Committee Reports: By Committee Chair**

**Website: Melissa Tacolla:**

Are payment issues with server firms settled?  
[This is still pending.](#)

**Island Restoration/ Lake Environment: Mike Gustitus:**

- Fish stocking Budget for 2026 \$ 500 again, was advised to Mike.
- Laurie and Sue's idea on carp fish contest: **See Laurie's email with the proposed text for circulation. Who will lead the actions to be taken? Discuss today and decide/ conclude.**

It's been decided by Board Members to send a lake-wide email alerting members to a new contest for catching the carp in LBA. Katherine C. will circulate the contest email.

**Welcoming: Sue Surducan**

- Any info on new owners please to be added in schedule below and to report to John Cerne

**Weed Control: Dan Laws:**

- Water quality report 2025 was published in Newsletter.
- Muck Pellets for Inlet #5: To plan application for 2026 season, in order to improve water level for new owner of lot #94.
- Board decided to apply pellets around the dock of lot 86, entrance to inlet #3. Dan, please note. **Dan, please note**
- Dan sent PLM bill for permit 2026 to Treasurer Laurie.

**Building: Neil Bendixen:**

- No new information from Neil concerning Building.

**Dam and Ramp: Mark Rodemeyer**

- Lake Water Level: Same situation as in December 2021. Drain Commissioner confirmed in meeting with Gerry, Karl and Spicer on May 4<sup>th</sup>, 2023 that they have set the lake level at the legally required level of 1108 feet for the future. **I repeat this matter in each future agenda, to ensure that a record is on file and members are advised.**

**Newsletter: Katherine Cerne**

- Katherine issued an excellent Winter Newsletter January 2026. Consider newsletter for later in spring.

**Lake Directory: John Cerne**

- John Cerne has updated the directory till present time, thanks, John. ([jcerne41@gmail.com](mailto:jcerne41@gmail.com)).

**Social Events: Sue Rausch/ Paul Zaciewski**

- Paul Zaciewski has volunteered to manage the Fishing Derby in future. Lynnea submitted all information. Thank you, Paul and Lynnea.
- Sue Rausch has agreed to continue supervising the 4<sup>th</sup> July Boat Parade, thank you, Sue.
- Any cost/expense matters to suggest to the Board for budgeting purposes. See minutes April, 2019.

An upcoming garage sale is being planned by some residents for May 15-17. Katherine C. was asked to circulate information via lake-wide email, when it is confirmed.

**Unfinished Business: (19.30 – 19.45)**

- Dredging Inlet # 2 and #3 and landscaping has been finished. Gerry explains that grass might not grow well due to late seeding. Possibly reseeding in spring. Gerry will follow-up.

- This dredging issue can be closed, unless more seeding is needed in spring 2026
- **Thank you, Gerry, for a perfect supervisory job over many years.**

### **New Business: (20.00 – 20.15)**

#### **Dredging Inlet #5:**

- Board decided to apply muck pellets in this inlet till the end of lot 94 (Eric Roberts at 4801 Kim Drive). Future dredging to consider, when Eric will report on pellet effectiveness. **Dan, please note.**

#### **Future Big Area Dredging:**

- Board has received all details for requirement of dredging an area of 500x600 feet in Inlet#1, (Beebe Creek inlet) from Mid-American Group of Newport, MI. Contact: Joe Calhoun, Project Manager and Patti McCall, Hydrogeologist of Tetrattech (EGLE connections). Also received cost estimate for Sediment Testing.
- Board decided to go ahead with **step one, Sediment Testing**, and to give that job to Mid-American Group. Karl advised Joe Calhoun, Project Manager, who will connect with us end March 2026 for future steps to be taken. Received newest quote / details February 17<sup>th</sup> with no change from October 2025. **Karl will follow-up end March with Joe Calhoun for next steps to be taken.**

Laurie M. indicated the need for a meeting with Mid-American to discuss specific questions regarding sediment testing and scope of future dredging.

- For now, no imminent dredging has been decided. Various firm names and their estimates and correspondence have been kept on record in past minutes.

#### **Lake History Documentation:**

- Laurie has improved and compiled the original document. To decide later, where and when to publish this important information. **To discuss next in-person meeting (April?)**

#### **Watershed Management Plan/ Shoreline Management:**

- As at the AG, membership will be reminded in every newsletter to improve their shorelines,
- Katherine has included this issue in the Winter Newsletter, thank you, Katherine.

#### **Association Members Open Forum:**

The LBAPOA Board plans to meet in-person, Tuesday April 21, 2026, for the next monthly board meeting.

A board member motioned to close meeting at 7:07 pm. Motion was seconded by another board member, all in favor, motion approved.